

1-1-74

14017

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 76 Page 7509

KNOW ALL MEN BY THESE PRESENTS, That
Dodgen, husband and wife

Harry R. Dodgen and Mary Jo

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Leland W.
Hunter and Leda J. Hunter

hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit:
Lot 39 in Block 2 of BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:
1. Subject to an 8 foot public utility easement as shown on dedicated plat. (Affects Northwestern side and rear of lot)
2. Subject to a common waterway easement as shown on dedicated plat. (Affects Northerly portion of lot)
3. Reservations and restrictions as shown in plat dedication, to-wit:
"Subject to: 1) all minimum building set-back and other requirements as per RD7000 Property Development Standards. 2) all utility easements of the size and location as shown on the annexed plat; 3) one foot reserve strip (street plug) as shown on the annexed plat to be dedicated to Klamath County and latter released by resolution of the County Commissioners when adjoining property is properly developed."
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof recorded June 13, 1974 in Volume M74, page 7311 and also imposed by instrument recorded July 18, 1974 in Volume M74, page 8744, all Microfilm Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of May, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Douglas } ss.
May 6th, 1976

Personally appeared the above named Harry R. Dodgen and Mary Jo Dodgen, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 1-26-79

Harry R. Dodgen

Mary Jo Dodgen

STATE OF OREGON, County of } ss.
May 19th, 1976

Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Dodgen

GRANTOR'S NAME AND ADDRESS

Hunter

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS+L

S40 main

KFO

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of MAY, 1976, at 11:14 o'clock A.M., and recorded in book M. 76 on page 7509 or as file/reel number 14017.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By *[Signature]* Deputy

FEE \$ 3.00